

PROPERTY OWNERS & PARTNERS

Property Owner & Partner Packet

A complete guide to partnering with
SharedNest: how it works, what we handle,
and the peace of mind you can expect.

SHAREDNEST CO-LIVING

WELCOME

A Letter to Our Property Partners

Dear Property Partner,

Thank you for your interest in partnering with SharedNest Co-Living. We are thrilled at the prospect of working together to elevate property management and create exceptional living experiences. Our mission is to redefine residential living by providing beautifully maintained, upscale, and harmonious co-living spaces that bring peace of mind to property owners and high-quality homes to our residents.

This packet is designed to give you complete clarity and confidence as you explore a partnership with us: how the model works, how we screen and manage residents, how your property is protected, and what to expect every step of the way.

We look forward to building a long-term relationship centered on care, quality, and mutual success.

Warm regards,

The SharedNest Co-Living Team

Why Property Owners Choose SharedNest

Corporate Master Lease

SharedNest leases your property directly, creating one clear, professional business relationship rather than individual tenant management.

Guaranteed, Timely Rent

Consistent monthly lease payments on an agreed schedule, regardless of occupancy shifts.

Full Property Management

We handle resident placement, household expectations, and day-to-day operations from end to end.

Rigorous Resident Screening

Every resident completes identity verification, background checks, and a compatibility assessment.

Elevated Property Care

Bi-weekly professional cleaning and landscaping keep your home in top-tier condition year-round.

Reduced Vacancy & Turnover

Our model minimizes the friction and cost of traditional tenant turnover.

Comprehensive Insurance

SharedNest maintains commercial general liability coverage, with owners named as additional insureds.

A Trusted Long-Term Partner

One dedicated point of contact focused on preserving your asset for years to come.

GETTING STARTED

How the Partnership Works

- 1 Submit your property information through our partner portal, including basic details and photos.
- 2 SharedNest reviews the home and evaluates its suitability for our co-living model.
- 3 We discuss partnership terms, lease structure, and expectations together, in full transparency.
- 4 The Partnership Agreement is finalized and the master lease is executed.
- 5 SharedNest prepares and curates the home, furnishing, staging, and readying it for residents.
- 6 Sit back and relax as SharedNest manages resident placement and day-to-day operations from here.

Most partnerships move from initial inquiry to a signed agreement within a few weeks, depending on property readiness and scheduling.

Resident Screening & Safety Standards

SharedNest maintains an uncompromising commitment to protecting the safety, security, and integrity of every partner property. Every prospective resident must successfully complete our full approval process before being placed in a home:

- ✓ Government-issued identity verification
- ✓ Comprehensive criminal background screening
- ✓ Rental and housing history verification, where available
- ✓ Financial, income, or benefit eligibility verification
- ✓ Detailed resident application review
- ✓ A formal compatibility assessment evaluating household fit, lifestyle expectations, cleanliness preferences, and shared-living readiness
- ✓ Mandatory house rules orientation prior to move-in

SharedNest reserves the right to approve, deny, remove, or replace any resident based on program standards, safety concerns, lease compliance, or household harmony.

Occupancy in each home is carefully capped based on the property's square footage, layout, and local zoning guidelines, ensuring a comfortable, uncrowded living environment.

PROPERTY CARE

Property Standards & Maintenance

SharedNest maintains an unwavering commitment to the physical integrity and visual elegance of every home in our portfolio:

- ✓ Strictly no smoking inside any SharedNest property
- ✓ Bi-weekly professional cleaning of shared spaces
- ✓ Bi-weekly professional landscaping and exterior upkeep
- ✓ Upscale, cohesive furnishings and tasteful interior styling
- ✓ Seasonal servicing of HVAC filters, gutters, smoke detectors, and weatherproofing
- ✓ Routine documented interior and exterior inspections

Who Handles What

SharedNest Provides

- Guaranteed monthly rent
- Full utility management & payment, including WiFi
- Complete resident screening & placement
- Day-to-day upkeep and routine maintenance
- Bi-weekly cleaning & landscaping
- Routine property oversight and communication
- Prompt evaluation of maintenance concerns, with immediate attention to health, safety, or property-damage emergencies

Property Owner Provides

- A fully habitable, structurally sound property
- Major structural systems (HVAC, plumbing, electrical) in working order
- Standard structural property insurance
- Capital repairs and structural upkeep not caused by resident negligence

Residents are contractually bound to respect the property, furnishings, and neighborhood norms established by SharedNest. Any damage caused by residents beyond normal wear and tear is SharedNest's financial responsibility during the lease term.

PROTECTION

Insurance & Risk Management

SharedNest maintains comprehensive commercial general liability insurance covering our full operational footprint. Property owners are designated as **additional insureds** on our commercial policy for complete peace of mind, with specific terms outlined in the executed lease agreement.

Our streamlined claims process ensures any unexpected incident is reported, assessed, and resolved quickly, with clear indemnification terms protecting both parties from liabilities arising outside their own negligence or control.

COMMUNITY

SharedNest House Standards

Our community culture is built on respect, tranquility, and mutual consideration. This is the foundation of a well-cared-for home:

- ✓ A calm atmosphere designed for relaxation and productivity
- ✓ Courteous communication among all household members
- ✓ Immediate cleanup and shared responsibility for common areas
- ✓ Strict adherence to designated quiet hours
- ✓ Zero tolerance for illegal activity
- ✓ Genuine respect for neighbors and the surrounding community

Owner Communication & Access

SharedNest welcomes professional, collaborative communication with property owners. All property inquiries, maintenance notifications, or operational questions are directed to SharedNest management. To protect resident privacy and household stability, owners are asked to refrain from directly contacting or managing residents, and property access follows the notice terms outlined in the master lease. Owners are always welcome to schedule a property visit with appropriate advance notice.

Frequently Asked Questions

Do you sign the lease directly with the property owner?

Yes. SharedNest enters into a direct master lease agreement with you, serving as your primary corporate tenant and single point of contact.

How are residents screened?

Every resident completes identity verification, criminal background screening, income verification, reference checks, and a formal compatibility assessment.

Do you carry insurance?

Yes, comprehensive commercial general liability coverage, with property owners named as additional insureds.

Who pays utilities?

SharedNest manages and covers all standard household utilities and high-speed WiFi as part of our operational commitment.

Who handles maintenance, and what if a resident causes damage?

SharedNest manages day-to-day upkeep and minor maintenance; structural and capital systems remain the owner's responsibility. SharedNest takes full financial responsibility for any resident-caused damage beyond normal wear and tear.

How many residents occupy each home?

Occupancy is carefully optimized based on square footage, layout, and local zoning guidelines to keep every home comfortable and uncrowded.

How often do I receive rent, and what if I want to sell?

Rent is deposited on a reliable, agreed-upon monthly schedule without exception. Our agreements include clear provisions and advance notice for property sales.

Can I visit or inspect my property?

Yes, SharedNest also conducts its own routine internal inspections, and owners are welcome to schedule a visit with appropriate advance notice.

IS YOUR PROPERTY READY?

Property Readiness Checklist

A quick self-check to see if your property is ready for a SharedNest partnership:

- ✓ 3+ bedrooms with functional layouts
- ✓ Located in a safe, desirable neighborhood
- ✓ All major appliances in pristine working order
- ✓ Fully functional HVAC system
- ✓ Tested smoke and carbon monoxide detectors
- ✓ Adequate parking availability
- ✓ High-speed internet infrastructure available

Ready to Get Started?

Reach out any time. We'd love to walk through your property and talk through partnership details.

SharedNest Co-Living

281-624-5459 | info@sharednestcoliving.org

Office Hours: Monday-Friday, 9:00 AM-5:00 PM | Emergency line available
24/7

Property Owner Partnership Agreement

Master Lease Housing Partnership

This Property Owner Partnership Agreement ("Agreement") is entered into and made effective as of _____, by and between:

SharedNest Co-Living™ ("SharedNest"), a housing provider specializing in elevated shared living environments, and

Property Owner / Landlord: _____ ("Owner"),

For the residential property located at:

1. Purpose of Partnership

The purpose of this partnership is to provide Property Owners with a reliable, professional housing operator while creating safe, peaceful, and thoughtfully managed shared living homes for approved SharedNest residents. SharedNest shall lease and operate the property as the master leaseholder and assumes full operational responsibility for resident placement, household operations, and ongoing property care in strict accordance with the terms and conditions of this Agreement.

2. Master Lease Relationship & Operational Authority

Upon execution of the corresponding lease agreement, SharedNest shall become the primary leaseholder and assumes legally binding responsibility for:

- Timely monthly lease payments to the Owner according to agreed lease terms;
- Professional resident placement and comprehensive household management;
- Utility payments and property operating expenses explicitly outlined herein;
- Maintaining the premises in a clean, orderly, and respectful condition; and
- Enforcing SharedNest community standards and resident compliance agreements.

Operational & Program Authority: The Property Owner grants SharedNest full operational authority to select, place, and transition program participants in accordance with SharedNest's

internal standards. The Owner acknowledges that the operational structure relies on flexible resident placement and agrees not to interfere with program enrollment, room designations, or internal household community standards.

Residents placed in SharedNest homes are participants of the proprietary SharedNest housing program and do not establish a direct landlord-tenant management relationship with the Property Owner unless otherwise mandated by applicable local, state, or federal law.

3. Resident Screening & Safety Standards

SharedNest maintains an uncompromising commitment to protecting the safety, security, and structural integrity of every partner property. All prospective SharedNest residents must successfully complete the rigorous SharedNest approval process, which encompasses government-issued identity verification; comprehensive criminal background screening; rental and housing history verification where available; financial, income, or benefit eligibility verification; detailed resident application review; and a formal compatibility assessment designed to evaluate household fit, lifestyle expectations, cleanliness preferences, and shared living readiness.

SharedNest reserves the absolute right to approve, deny, remove, or replace any resident based upon program standards, safety concerns, lease compliance, and household harmony requirements.

4. Property Protection & Maintenance Responsibilities

SharedNest recognizes that the Owner's real estate asset represents a valuable financial investment and is fully committed to maintaining the premises with the highest degree of professionalism and care. SharedNest provides fully managed, professional resident placement; binding resident household agreements and community standards; regular property oversight and inspections; professional cleaning and landscaping conducted on a bi-weekly basis; comprehensive utility management, including electricity, water, trash, gas (where applicable), and high-speed WiFi; and prompt, routine communication regarding significant property concerns or maintenance needs.

Maintenance Responsibilities & Property Care: SharedNest is responsible for routine household order, cleanliness maintained via bi-weekly professional cleaning, and day-to-day care. The Property Owner remains responsible for all structural, mechanical, roof, plumbing, and electrical systems, as well as capital repairs not caused by the direct negligence of SharedNest or its program participants. SharedNest residents are contractually bound to respect the property, furnishings, neighborhood norms, and community standards established by SharedNest.

5. Privacy & Resident Protection

SharedNest strictly upholds resident dignity, privacy, and personal security. Property Owners are strictly prohibited from directly contacting, questioning, interviewing, monitoring, or attempting to manage SharedNest residents without prior written authorization from SharedNest management. Owner access to the property must strictly adhere to the terms of the master lease agreement and applicable statutory notice requirements. SharedNest reserves the right to protect resident privacy and confidential records, including personal background data, applications, assessments, and program participation details, while communicating all necessary property-related information to the Owner and preserving appropriate legal confidentiality.

6. Owner Communication & Property Access

SharedNest welcomes professional communication and a collaborative partnership with Property Owners. However, the Owner expressly acknowledges that SharedNest operates as the exclusive housing provider and household manager. The Owner agrees to refrain from micro-managing daily household operations; interfering with SharedNest resident relationships or internal household decisions; establishing independent rules or requirements for residents outside the executed master lease agreement; conducting unauthorized inspections or unannounced visits; and harassing, intimidating, or repeatedly contacting SharedNest operational staff or residents. All property inquiries, maintenance notifications, or operational questions shall be directed exclusively to SharedNest management.

7. Maintenance & Property Concerns

SharedNest agrees to promptly evaluate and address maintenance concerns reported by residents or identified during routine property oversight, and shall coordinate necessary repairs in accordance with the maintenance responsibilities established in the master lease agreement. Emergency issues directly impacting health, safety, or threatening significant property damage shall receive immediate operational attention.

8. Owner Benefits

Through active partnership with SharedNest, Property Owners receive reliable, guaranteed lease payments; professional property management oversight; substantially reduced vacancy concerns and turnover costs; rigorous, professional resident screening; enhanced protection of the physical asset through established household standards; routine property upkeep via dedicated cleaning

and landscaping services; and a trusted, professional housing partner dedicated to long-term property preservation.

9. Non-Interference & Professional Partnership

Both parties mutually agree that a successful and enduring partnership requires absolute mutual respect, transparent communication, and clearly delineated operational responsibilities.

SharedNest covenants to respect the Owner's property ownership rights and investment goals. In turn, the Owner covenants to respect SharedNest's exclusive role as the operator, including its full authority to manage residents, household operations, privacy protocols, and community standards.

10. Insurance, Liability & Indemnification

SharedNest shall maintain appropriate commercial insurance coverage as required by its business operations and the specific terms of the master lease agreement. Additional insurance obligations or endorsements may be stipulated in the formal lease agreement executed concurrently between SharedNest and the Property Owner.

Indemnification & Limitation of Liability: Each party agrees to indemnify, defend, and hold harmless the other party, its officers, directors, and staff from any claims, liabilities, or damages arising out of their own respective gross negligence, willful misconduct, or breach of this Agreement. SharedNest maintains operational oversight of its household participants, but shall not be held liable for preexisting structural property defects or latent conditions outside its control.

11. Termination

Termination of this partnership shall be governed exclusively by the terms and conditions established in the executed master lease agreement. Both parties agree to provide reasonable notice and to cooperate professionally and in good faith during any transition period.

12. Acknowledgment & Execution

By signing below, both parties formally acknowledge their complete understanding of this partnership structure, warrant their legal capacity to enter into this Agreement, and agree to work collaboratively to maintain safe, peaceful, and professionally managed SharedNest homes.

PROPERTY OWNER:

SHAREDNEST CO-LIVING™:

Name / Authorized Signature

Name / Authorized Representative Signature

Date

Date

SharedNest Co-Living™ Master Lease Partnership Agreement • Legally Binding Document • All Rights Reserved